

Sweet Mango Rental Policy

Checking Availability: Call Chris at 207-735-7007 or email csbmaine@yahoo.com to check availability. If the dates you want are available, we will place a hold on Sweet Mango for 48 hours while we e-mail you a confirmation for your review. We will also email you a rental agreement and ask that you fill out pertinent data, sign and send it to us to confirm your reservation.

Terms of Payment: We require a 25% deposit within seven days of booking. A confirmation will be sent to you by email upon receipt of the deposit and signed rental agreement. The balance of rental fee must be received no later than 90 DAYS prior to the arrival date.

If reservations are made less than 90 days before arrival, or for Christmas or New Years weeks, then 100% of rental and security deposit are required within 7 days of booking.

Failure to pay rental deposit or balance of rental on time could result in loss of reservation.

Method of Payment: All payments must be made by bank wire transfer to our Bequia Account. We will send you thanking information once booking is confirmed

Sweet Mango Rental Agreement

This agreement is made between Christine Burstein (Owner) and
..... (Renter).

Renter is hereinafter defined as the signer and any spouse, or child.
Guest agrees to the terms of this policy by act/submission of their initial
deposit for the property.

Rental Term: Owner agrees to rent Sweet Mango for the following
dates:

Renter agrees to pay Owner the rental sum of \$_ US payable as
follows:

\$ which represents a 25% deposit within seven days of booking.
\$ which represents the remainder of rental fee no later than
(3 months prior to arrival).

Failure to pay rental deposit or balance of rental on time may result in
loss of reservation.

Method of Payment: All payments must be made by a bank wire
transfer to our Bequia Account. Renter is requested to let owner know
when the wire transfer has occurred.

Security Deposit: We do not require a formal Security/Damage Deposit.
However, by signing below, Renter agrees to pay for the total repair or
replacement costs of Sweet Mango in the event of damage or loss,
caused by Renter or any members of Renter's party during stay through
action or negligence. Such damages and loss will be covered in writing
and provided to you by the owner.

Cancellation Policy: Cancellations must be in writing and are effective
on the date we receive your email. If booking is canceled 90 days or

more in advance of the arrival date, the rental deposit will be refunded (less \$100.00 to cover administrative costs.)

If booking is canceled less than 90 days in advance no refunds will be made. However, if we are able to rent Sweet Mango for the same dates you had reserved and canceled, we will return all rental fees (less \$100.00 to cover administrative costs.)

You may apply any forfeited funds to another Sweet Mango booking within the next three years.

Maid Service: Sweet Mango will be cleaned before your arrival. Your rental fee includes two days of maid service per week. You may arrange with the maid for further services at your own expense. Fresh linens and towels are provided twice weekly.

Pets: No pets are allowed.

Loss, Theft and Accident: Renters are advised that personal items lost or stolen are not the responsibility of the Owner or Agent. Renters will have a set of keys and will be solely responsible for locking of the home and the safekeeping of their personal valuables during their visit. Agent and Owner assume no responsibility for insuring that the residence is locked and secured during the period of occupation by Renter.

Renter agrees to release, discharge and hold harmless owners and agents of Sweet Mango from any and all liability, loss, damages, costs and expenses (including attorney's fees), claims, suits and demands arising from any accident, injury, death, loss (personal or physical) or damage whatsoever, during Renter's stay at Sweet Mango.

Smoking: ABSOLUTELY NO SMOKING is allowed on premises.

Un-Availability: In the event that the property is unavailable due to damage from hurricane, flood, fire, or need for major repairs not being completed on time, renter agrees to accept a full refund of any monies

(including administrative costs) and hold owner harmless for any other charges.

System Failures, Maintenance & Rate Adjustments: If a problem occurs during rental, owners will strive to have it repaired as soon as possible after being notified. However, please be aware that Bequia is a developing country with significant infrastructure weaknesses and sometimes a shortage of quality trades people and parts. Therefore, while normally there are no problems, there very well could be and the time to repair it may not be what renter would expect. Any refund or rate adjustment is strictly at owner's sole discretion. No refund or rate adjustment shall be made for any disturbance outside owner's control, such as construction at nearby properties or noisy parties at other villas. Owner cannot move renter to another property. No shows, late arrivals, reductions in the number of guests, and early departures are all non-refundable.

Service or Repair: Owner reserves the right to enter the premises when the property or systems are in need of repair.

Maximum Occupancy: Maximum occupancy is 4 adults plus 1 child under the age of 12.

Check in - Check out Time: Check in is after 12:00 P.M. and check out is before 10:00 A.M. Arrangements can be made for secure storage of luggage should you require it in the case of an early arrival or late flight out.

Access and Use of Villa Items: The owners, or their staff, may enter the villa to perform any repairs or maintenance as necessary. If the villa is put on the market for sale, the owner reserves the right to allow the villa to be shown, but only by advance appointment made with guests. Every effort will be made to schedule such brief showings at a time convenient to you, to respect your privacy, and not interrupt your vacation. Locked closets, storage rooms, cupboards, laundry, staff quarters, and the back downstairs utility room are not part of this rental. Rearranging the

furniture, using couches and pillows as beds, or removing any item from the villa other than beach towels is prohibited.

Keys: There is a \$75 charge for lost keys.

Phone: Owner provides a cell phone for Renter's convenience. Renter will need to purchase a phone card (available at many local establishments). If lost or damaged, Renter is responsible for replacing phone at Renter's expense.

Children: Parents should be aware that Sweet Mango is not without inherent risks. For example, you should consider that railings on balconies can look like a climbing gym to kids. Tiles can be very slippery when wet. There are no locks for cupboards, drawers or electrical outlets. There are no child gates to block stairways. Corners are not rounded. Please note: We have had many children of all ages at Sweet Mango and never had a serious problem. Parents just need to know that children must be supervised closely.

Other Terms: Renter agrees to adhere to rental policies published on our website and rules posted at Sweet Mango.

Please fill out the information below:

Name:

Street Address:

City:

State:

Zip or Country Code:

Country:

Phone (W)

Phone (H)

Email:

My party includes: _____adults _____teens _____ children _____ babies less than 1 year of age at time of arrival.

Please list all of the Guests.

1. _____
2. _____
3. _____
4. _____
5. _____

If you agree to all the terms listed in this Rental Agreement, kindly make two copies of this agreement, sign both and mail form to Owner.(You may also fill out form and scan)

(Renter) (date)

(Owner) (date)